

add to exhibit

4/29/16

Belle Square Condominium Plat
SUBDIVISION, REVIEW

Randy:

Here are my comments regarding the City of La Crosse, Subdivision Regulations

My only comments are in regards to Sheet 1 of the Condo Plat documents. The rest of the construction documents have been through the different departments previously and through the state for approvals.

Immediately below the name BELLE SQUARE CONDOMINIUM there should be a second heading AN EXPANDABLE CONDOMINIUM. I have attached an example from the State of Wisconsin Plat Review website.

There should be an area for each of the legal descriptions shown on sheet 1. Also, I would recommend the description labeled, "CONDOMINIUM DESCRIPTION", be called "PHASE 1 DESCRIPTION".

I have an issue with the portion of the plat called EXPANSION LAND. The outer boundary should be a thicker solid line the same as currently shown around the building shown as CONDOMINIUM AREA.

Also please note. Per State Condo Platting Regulations, A CONDO PLAT CANNOT BE USED TO SUBDIVIDE LAND NOR CONVEY INTEREST IN LAND. If there is any other proposed use for the expansion lands other than additional phases of the condo plat then the expansion lands need to split off by other means, ex. C.S.M. or Plat.

I am forwarding a copy of this to Nancy Haggerty, Attorney representing the Condominium Plat. Most items appear to be minor in nature, but are required per State Statute.

If I can be of any further help please feel free to contact me by the email or phone number listed below.

Sincerely,

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